



# OFFICE SPACE FOR LEASE

761 E. UNIVERSITY DRIVE  
MESA, AZ 85203

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# Property Summary



## OFFERING SUMMARY

Available SF:	470 SF
Lease Rate:	\$850.00 per month (Full Service)
Lot Size:	0.38 Acres
Year Built:	1974
Building Size:	6,199 SF
Zoning:	RM-4
Submarket:	Mesa - Downtown

## PROPERTY OVERVIEW

This garden style office complex features multiple built out suites available for lease. Suite sizes range from 550 to 2,600 square feet. Current lease rates are being marketed at a Full-Service structure. The property was recently acquired and is under new ownership. Current ownership has plans to completely renovate the interior of the suites along with providing a major upgrade to the existing monument signage along University Drive.

## LOCATION OVERVIEW

The subject property is located on the hard corner of University Drive and Horne. It's within walking distance of Downtown Mesa as well as the Main Street light rail stop. This particular location in Mesa provides convenient access to three major freeway systems in the metro area including the Loop 101, US 60, and Loop 202. The property has numerous amenities in the immediate area and is close two the Escobedo and Temple historic districts of Downtown Mesa.

# Available Spaces

**LEASE RATE:** \$850.00 PER MONTH  
**LEASE TYPE:** Full Service

**TOTAL SPACE:** 470 SF  
**LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM
Suite 107	Office Building	\$850 per month	Full Service	470 SF	Negotiable



# Complete Highlights

## LEASE HIGHLIGHTS

- Full-Service Lease Structure
- Extremely Close to Downtown Mesa
- Renovations Underway to Interior and Exterior
- Well Maintained Landscaping
- ±30,000 VPD Along University Drive Intersection
- Great Visibility Along University Drive
- Small and Larger Suites Available for Lease



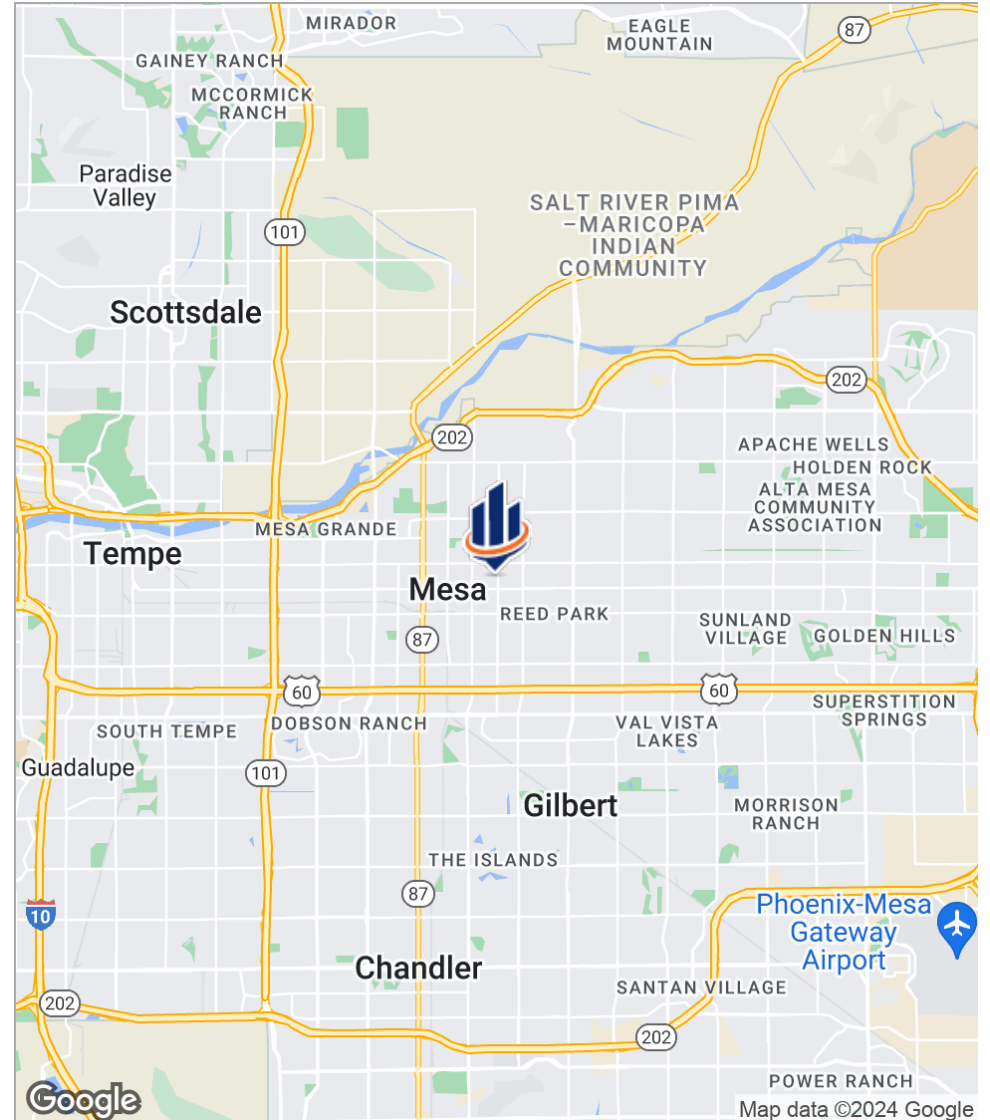
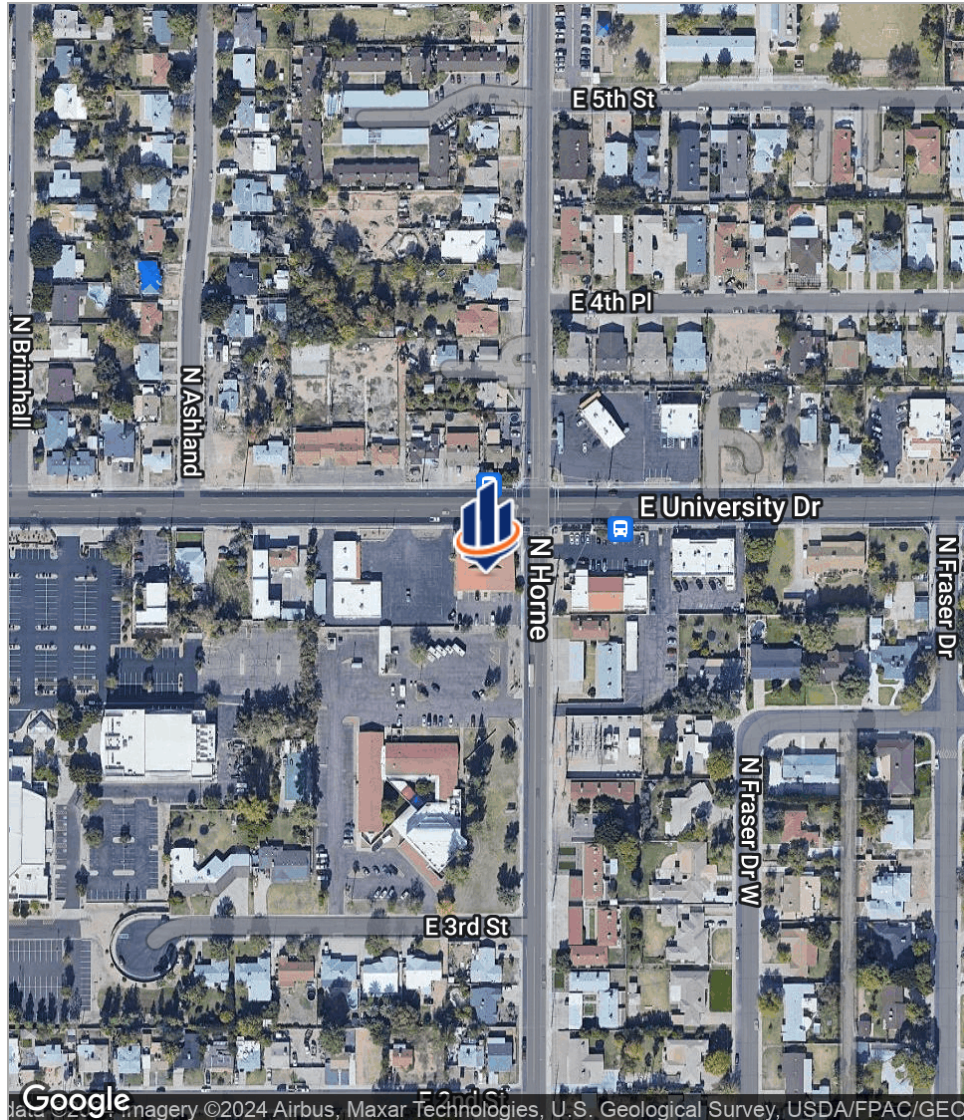


# Additional Interior Photos





# Location Maps



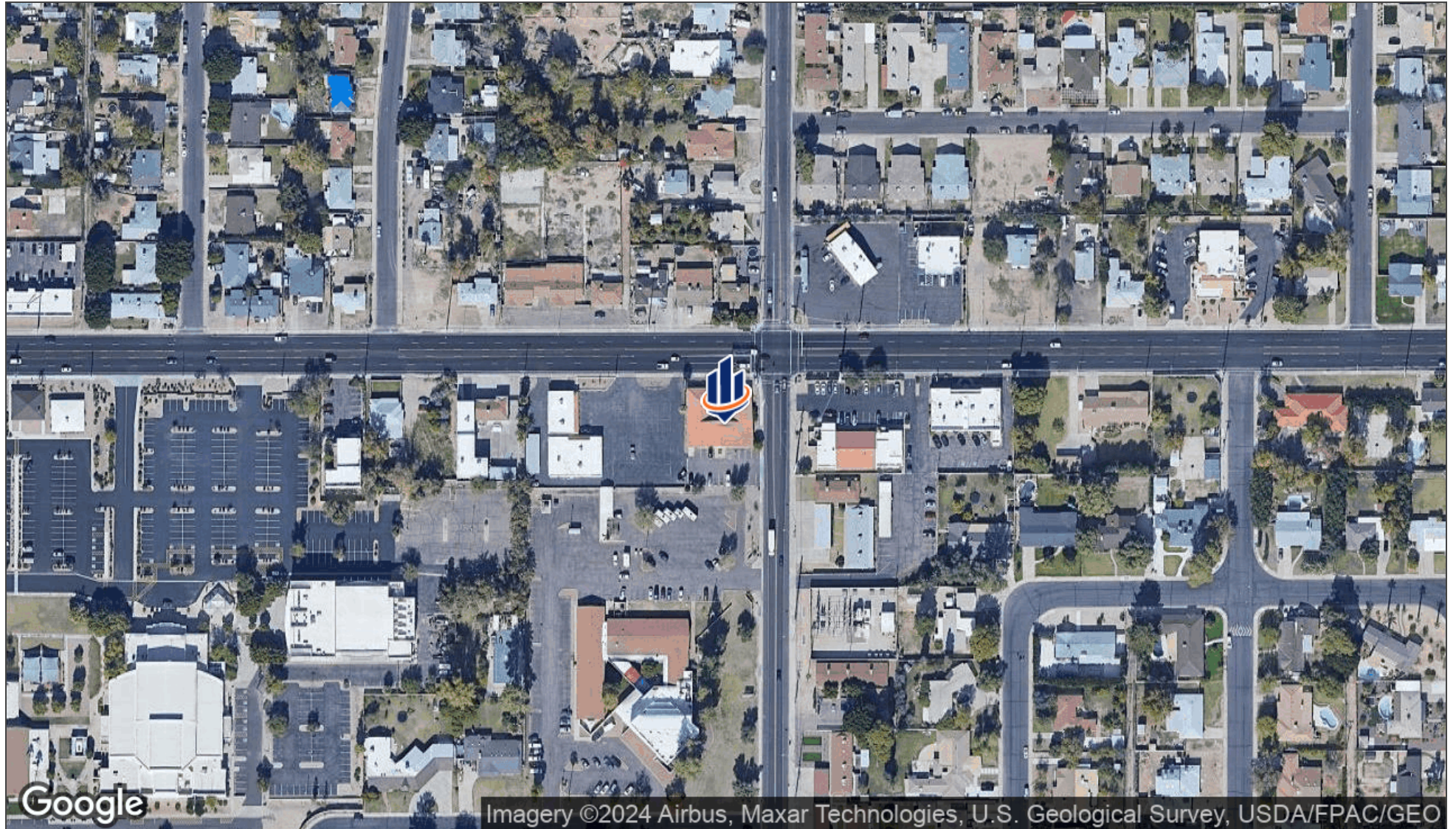
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# Aerial Map





# Area Amenities

